

COUNCIL MINUTES
TIGARD CITY COUNCIL MEETING
January 24, 2005

- Mayor Dirksen called the meeting to order at 7:10 p.m.
- Council Present: Mayor Dirksen; Councilors Harding, Sherwood, Wilson and Woodruff

Staff Present: City Manager Monahan, City Engineer Duenas, Community Development Director Hendryx, Public Works Director Koellermeier, Assistant to the City Manager Newton, Finance Director Prosser, City Recorder Wheatley,

- 2005 Council Goal-Setting Discussion (continued from January 18, 2005)

Mayor Dirksen opened the discussion among Council and staff members regarding implementation of the list of goals developed by the Council at its January 18, 2005, meeting:

Goal 1 – Revitalize Downtown

- Complete and implement the Downtown Plan
- Urban renewal implementation
 - Public relations plan and vote
- Identify and begin projects

Community Development Director Hendryx reviewed some ideas with Council regarding the implementation of this goal. Specific elements of the goal that could be implemented were discussed including identifying and implementing code amendments.

The urban renewal matter was discussed at length. Mr. Hendryx reviewed the timeline should an urban renewal district be placed before the voters in 2005. Ninety percent of an urban renewal plan (identify projects) would need to be completed by the end of March 2005. The urban renewal election would need to be called for by the City Council no later than the last meeting of July 2005. Mr. Hendryx reviewed some of the requirements for developing an urban renewal proposal: public involvement/comment; work with other jurisdictions.

Mayor Dirksen noted that work is being done now by the downtown task force. A report on the committee's recommendations will soon be coming to the City Council. The Mayor offered that this preliminary work by the Task Force might be incorporated as the public involvement plan is put together.

Discussion followed on the nature of an urban renewal district and introducing the idea to the community about use of an urban renewal district to help finance projects for the downtown. Once a ballot title has been approved by the Council, it will be important that promotion of the ballot measure be carried by a citizens group.

Councilor Wilson noted two of the issues with regard to the City of Tigard being able to make use of an urban renewal district:

1. City Charter restrictions – urban renewal needs approval of voters.
2. State requirements

Community Development Director Hendryx noted that the City could opt to proceed with an effort to change the Charter by asking the voters to rescind the Charter's restrictions on urban renewal.

Mr. Hendryx outlined the process for public education and how tax increment financing works. There was discussion about the current regional effort for an urban renewal district with the County, Beaverton and Tigard for the commuter rail corridor. Tigard needs to decide whether it would like to include the downtown in this effort. A location at Washington Square is also under consideration for the regional proposal.

It was noted that specific public projects need to be identified in an urban renewal plan (e.g., street improvements). The purpose of an urban renewal district is to spark private development capital projects by financing and implementing public improvement projects.

Councilor Sherwood noted that Washington County and the City of Beaverton feel that Tigard is critical to the commuter rail urban renewal project. The Washington Square segment of the commuter rail line is considered to be an important piece.

Discussion followed on whether it would be best to work on the downtown and Washington Square separately or together. Would there be more support for one over the other? Council considered timing. Should the downtown effort go before forward before Washington Square?

Councilor Sherwood commented that almost all the improvements for Washington Square would be street improvements and water drainage. It was commented that, if the City focused on the downtown, it would be more feasible to develop a timeline for implementation this year.

There was discussion on whether it would be helpful to conduct a public opinion poll to determine the level of support for the downtown and the Washington Square for an urban renewal district and tax increment financing.

In February, the Corridor Urban Renewal Committee will update the City Council on its efforts and findings.

Councilor Woodruff commented that the first priority for Tigard is to revitalize the downtown. Tax increment financing would be a source of funding for downtown improvements. The second priority for Tigard is the regional corridor.

There was discussion about the need to do what is necessary to educate voters on tax increment financing.

Councilor Woodruff suggested that the downtown urban renewal be placed on the ballot first and then have the voters consider the regional urban renewal district in May 2006.

If the downtown is developed as a separate district, it would be administered by the City of Tigard. If Washington Square became part of a regional urban renewal district, the governance would be comprised of representatives from Washington County and the cities of Beaverton and Tigard.

There was discussion on how dollars would become available for tax increment financing. Finance Director Prosser explained the first hurdle is to obtain seed money. Bonds can be issued, however the bond community would first like to see evidence of success (economic growth and stability) before it would be supportive.

Discussion followed on the development of the governance model that would allow jurisdictions to determine which projects are put forward in a regional effort. Also discussed was the need to identify boundaries. Once a district is formed, the boundaries could be expanded up to 20 percent at a later time. Community Development Director Hendryx confirmed that separate locations within a larger region can be part of the same district.

Mayor Dirksen confirmed that the Downtown Task Force Chair Mike Marr expressed concern with the City Council sitting as the Urban Renewal Agency. Mr. Marr suggested to the Mayor that the Agency members be appointed by the Council.

Councilor Harding said it was her understanding that those in the community who had been opposed to urban renewal in the past were no longer in the City of Tigard.

Councilor Woodruff summarized that the objectives in the Council's 2005 goals were as stated; therefore, activities should move forward on the downtown -- the Washington Square effort is secondary.

Councilor Harding said the Downtown Task Force should be shown how much they are appreciated.

There was discussion on starting and completing projects this year, regardless of whether or not an urban renewal district gets formed.

Community Development Director Hendryx noted the Downtown Task Force would be meeting with the City Council in March.

The Council members noted the need for staff to flesh out the downtown goal as stated with details, including projects, timelines, and responsibilities.

Time was taken by Council at this point in the meeting to advise staff about the Council's overall approach to 2005 goal implementation. Goals should be achieved with community involvement. Goals, when identified, should also work toward overall enhancement of the City's appearance.

Council members agreed with Finance Director Prosser's suggestion to develop a preamble to the 2005 Council goals. The preamble would outline the overlay of the underlying principles for goal achievement, including community involvement, adhering to the goals and strategies prepared by the Vision Task Force, enhancing the appearance of the city, and measuring results.

Goal 2 – Improve 9W

- Identify specific projects
- Prioritize projects/funding
- Leverage additional funding

This goal, noted Councilor Wilson, includes not only identifying projects but also identifying ways to visually improve the 99W corridor.

There is a need to assess the 99W corridor to determine what is needed. For example, Councilor Wilson commented that there are areas of right of way along 99W that do not appear to belong to anything.

99W is difficult to cross; research ideas to make it easier.

Mayor also noted that streetscape improvements are needed for 99W.

City Engineer Duenas reviewed some of his ideas, which included encouraging new, attractive development.

Mr. Duenas reviewed the Hall/99W intersection, which is funded by MSTIP III dollars. Councilor Sherwood noted that since the Safeway store has closed, this intersection is less congested. The Oregon Department of Transportation (ODOT) is considering whether some of the access points from this shopping center property should be closed. An update on the scope of this \$4.3 million MSTIP project will come to the Council in April. Construction is anticipated to begin in 2006.

Mr. Duenas referred to the analysis of the McDonald intersection. Widening at McDonald Street does not look feasible. He reviewed some lane improvements (lengthening the left-turn lane, establishing a right turn lane).

There was discussion about adjusting timing of traffic signals on 99W.

The Greenburg Road intersection was discussed: improvements, realignments and use of some of the connector streets.

Councilor Wilson noted the need to identify a series of small improvements over many years, which would improve intersections, limit access, and create "backage" roads. Mayor Dirksen noted some of the curb cuts along 99W should be closed.

Councilor Wilson said the City should get ready for redevelopment and look for opportunities now.

Councilor Woodruff said he would not like to see more studies done; rather, he would like specific projects to be identified for completion by the end of 2005.

There was discussion on developing a "grand plan," and then approach ODOT to determine what could be done. A list should be developed for ODOT's review, which would include specific recommendations for each intersection. Mr. Duenas referred to the Transportation System Plan which outlines proposals for Walnut, McDonald, Greenburg, Hall, and the off-ramp at Highway 217.

Councilor Wilson reiterated that some projects should be done this year, but also staff should plan for long-range projects. Mr. Duenas said he could identify areas where "backage" roads could be located.

Councilor Woodruff said he would like to see modeling that would show what projects would give the greatest percentage of benefit.

Mr. Duenas said he could prepare a schedule of incremental improvements.

There was brief discussion of Bull Mountain Road with regard to a pedestrian crossing.

Goal 3 – Address Growth

- Comprehensive Plan for Tigard, and if funded, for Bull Mountain
- Metro – seek changes
- Identify and acquire Parks and Open Space
- Review growth of expenditures and revenue
- Graphic identity (branding)
 - Signage
 - Logo
 - Stationery

Community Development Director Hendryx noted that a work program is being developed for the Comprehensive Plan. A joint meeting with Council and the Planning Commission is scheduled for February 15, 2005. There was discussion about how much extra it would cost to do the planning for Bull Mountain. Community Development Director Hendryx commented that it is estimated that the two- to three-year Comprehensive Plan update will cost about \$200,000 for outside resources. In addition, all of the long-range planners' and some of the current planners' time would be devoted to the Comprehensive Plan update. He said that the Bull Mountain area is about 20 percent the size of incorporated City of Tigard. He added that the Bull Mountain area does not have the inventories completed, which has already been done for the City of Tigard.

Councilor Wilson commented that the fallout of the Bull Mountain Annexation Plan has not been factored in. This area is proceeding on "auto pilot." The City needs to determine what, if anything, needs to be done. Mayor Dirksen said there is a need to plan for the Bull Mountain area; however, he would not want to do it for free. Councilor Harding questioned whether this is the way to proceed, knowing that the City would get the benefit of the planning later. Councilor Woodruff commented that people in the Bull Mountain area appear to want to have the planning done and, perhaps, they should be asked how this planning should be funded. There is an upcoming meeting scheduled, called by Washington County Chair Tom Brian, to discuss the Bull Mountain unincorporated area. Representatives have been asked to attend from the City, County and unincorporated Bull Mountain community.

Community Development Director said the scope of the planning area for the Comprehensive Plan needs to be identified. He referred to some planning responsibilities referred to in the urban services agreement. This agreement needs to be reviewed as well.

There was discussion on urban reserve areas 63 and 64. Developers are interested in pursuing new development; however, before development can occur, the area must be part of a jurisdiction.

Councilor Sherwood raised the issue of whether or not the Metzger area would be included in the Comprehensive Plan update. She said she thought this area should be included. Mayor Dirksen noted there would be less significant impact on the City from this area because Metzger is almost all developed. The Metzger residents appear to be satisfied with the area as it is now. Incorporating this Metzger area in the Comprehensive Plan Update might not mean a significant additional cost. Some redevelopment is occurring in Metzger and some of the comprehensive planning has been completed as part of the Washington Square Regional Plan.

There was discussion on the "Metro – seek changes" objective. Mayor Dirksen noted that other jurisdictions in the County appear to be looking at asking for changes. The Mayor referred to a recent resolution adopted by the City of Tualatin and Tualatin is asking other cities to support this action. The Mayor said he would provide a copy of the Tualatin resolution to the Council members for review.

There was discussion on the "parks and open space" objective. Public Director Koellermeier discussed this objective with Council and noted the Parks and Recreation Advisory Board (PRAB) is formulating ideas that will be presented to the Council. Projects to be done in 2005 would be identified. The Mayor noted that potential parks for the City and for Bull Mountain should be identified. Council members noted they would be interested in land for parks – not just the power line land.

There was discussion on prioritization and utilization of Parks System Development funds. Requirements for using SDC dollars include a match. Another funding mechanism may be through a park bond.

When land donations are offered for parks, such land should be useable. There was brief discussion about a report from citizen Gretchen Buehner regarding acreage recently annexed where some land might be available for parks. This possibility should be investigated. Also park land in Areas 63 and 64 should be identified.

It was noted that it is a "given" that staff should pursue trail land available in PGE and BPA easements. Trail connections and future opportunities should be explored.

Councilor Harding questioned that since Washington County is state-park deficient, would it be worthwhile to lobby for a park in Area 63 and 64? A wildlife

refuge of about 2000 acres is next to Area 63. Finance Director Prosser said the policy of the state is that it will not site state parks within urban areas.

The objective to "review growth of revenue and expenditures" was discussed. Council members want the City to live within revenue and set priorities. Mayor Dirksen referred to the need for discussion on how soon a deficit will occur for the City of Tigard. Councilor Wilson commented that "finance" might not be a Council goal, but it is an element that should always be addressed. All government agencies and the private sector are feeling the same economic pressure and Councilor Wilson said he did not have a good grasp of the trends for Tigard. Finance Director Prosser noted there is a meeting scheduled with the Budget Committee/Council for January 25. The purpose of this meeting is to set the stage for the upcoming budget preparation process. Also, information about forecasts and trends could be presented at this time. Tigard has historically prepared conservative budgets.

Discussion followed on the cost of staffing: private sector vs. public sector wages and benefits. Councilor Harding noted the loss of benefits in the private sector and noted her observations of wages and benefits for city employees when compared to private sector employees in this competitive employment market.

Union negotiations were discussed briefly. Adjustments have been made to the pay scale and employees are now paying a share of the cost of health insurance premiums. There was a comment that the City needs to continue to make headway in these areas. It was noted that a police arbitration matter has yet to be resolved. There was discussion about public relations among City employees so they are aware of the financial constraints and that "we are all in this together."

Councilor Harding said she would like to see a true comparison of Tigard's tax rate with that of neighboring cities taking into account the services offered.

Finance Director Prosser commented that avoiding a deficit later rather than sooner has been due in large part because the Council has been receptive to adjusting fees and charges to increase revenues.

Discussion followed on "graphic identity (branding)." Assistant to the City Manager Newton commented about ideas from the Youth Advisory Council and the logo. The Mayor noted the Council had discussed developing a graphic design for city signage and the need for professional assistance. Councilor Sherwood noted it would be best to obtain the services of a professional designer rather than trying to develop proposals by a committee.

The Vision Task Force has prepared suggestions with regard to City identity. There was discussion about making a list of images of what the people in the City of Tigard would like to be known for, for example: "city meets country," or "a village." The logo design could depict aspiration imagery as opposed to what the image is now. The branding idea would be to develop a number of elements: fonts, colors, signage, etc.

Additional ideas were suggested including a slogan contest, which could be conducted describing what Tigard wants to be known for. One idea the Mayor suggested was "family friendly."

The Cityscape newsletter was discussed briefly. Assistant to the City Manager Newton suggested that the "purpose" be articulated for the newsletter.

Overall approach to goals: Councilor Woodruff said that the Council wanted to see projects to be completed in 2005, or make it "live by the end of 05."

III. Non-Agenda Items


Council reviewed the Council/Staff Liaison Appointment chart. The following adjustments and confirmations were made:

- Councilor Harding will serve on the Tualatin Basin Natural Resources Coordinating Committee (replacing Councilor Wilson).
- Councilor Harding will serve on the Washington County Coordinating Committee (replacing Councilor Wilson)
- Former Councilor Brian Moore will continue to serve on the Highway 217 Planning Committee
- Councilor Woodruff, it was noted, is serving on the Joint Water Commission and will continue to serve.
- Councilor Harding will serve on the Metro Area Communications Commission Board (replacing former Councilor Ken Scheckla).

Councilor Harding said that volunteers should be acknowledged for their service. She has heard comments from past volunteers that they did not feel they had been thanked for their contributions.

IV. Adjournment: 9:30 p.m.

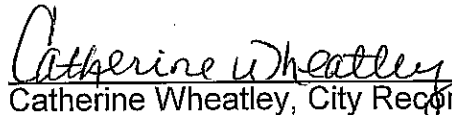
Attest:



Mayor, City of Tigard

Date: 2.22.05

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Catherine Wheatley, City Recorder